

**HOUSING AUTHORITY OF BERGEN COUNTY
ONE BERGEN COUNTY PLAZA, FL 2
HACKENSACK, NEW JERSEY**

RESOLUTION 2023-44

**RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY
OF BERGEN COUNTY APPROVING THE ACCOUNTS PAYABLE FOR THE
PERIOD OF JULY 20, 2023 THROUGH SEPTEMBER 22, 2023.**

WHEREAS, the attached listing of Accounts Payable for the period of July 20, 2023 through September 22, 2023 was reviewed and found acceptable.

NOW, THEREFORE, BE IT RESOLVED, the Commissioners of the Housing Authority of Bergen County do hereby approve payment of all checks identified on the attached listing for the period of July 20, 2023 through September 22, 2023 in the amount of One Million Three Hundred Thirty-Nine Thousand Eight Hundred Fifteen Dollars and Nineteen Cents (\$1,339,815.19).

Resolution adopted as read on motion by Commissioner Caminiti, Sr.
seconded by Commissioner English Rollieson.

Upon roll call the Ayes and Nays were as follows:

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Peter Caminiti, Sr.	✓			
Joanne English-Rollieson	✓			
Son Ki Min				✓
Daniel Ortega	✓			
Danielle Peterson	✓			
Harvey Sohmer	✓			

September 28, 2023
DATE



DANIEL ORTEGA, CHAIRMAN



LYNN BARTLETT, EXECUTIVE DIRECTOR/SECRETARY

**HOUSING AUTHORITY OF BERGEN COUNTY
ONE BERGEN COUNTY PLAZA, FL 2
HACKENSACK, NEW JERSEY**

RESOLUTION 2023 - 45

RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY AUTHORIZING THE PURCHASE OF PROPERTY LOCATED AT 1001 RAMAPO BRAE LANE, MAHWAH, NJ 07430.

WHEREAS, the Housing Authority of Bergen County “HABC” intends to purchase a condominium located at 1001 Ramapo Brae Lane, Mahwah, NJ 07430; and

WHEREAS, Portia Bennett, the owner of 1001 Ramapo Brae Lane, Mahwah, NJ 07430 is desirous of selling the premises; and

WHEREAS, HABC, in its continued attempt to preserve affordable housing in Bergen County, desires to purchase the property from the owner for a price of \$127,972.83; and

WHEREAS, the unit requires renovations in an amount not to exceed \$20,000 for removing and installing a new deck, storage shed, minor sheetrock repair/replacement, plaster painting, and soffit repairs.

NOW, THEREFORE, BE IT RESOLVED, that the Commissioners of the Housing Authority of Bergen County hereby authorize the Executive Director to execute any and all documents necessary to purchase the condominium from Portia Bennett for a purchase price of \$127,972.83 plus customary closing costs and to take any and all actions to close title to the property.

Resolution adopted as read on motion by Trustee Caminiti, Sr. seconded by Trustee English Rollieson.

Upon roll call the Ayes and Nays were as follows:

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Peter Caminiti, Sr.	✓			
Joanne English-Rollieson	✓			
Son Ki Min				✓
Daniel Ortega	✓			
Danielle Peterson	✓			
Harvey Sohmer	✓			

September 28, 2023
DATE


DANIEL ORTEGA, CHAIRMAN


LYNN BARTLETT, EXECUTIVE DIRECTOR

**HOUSING AUTHORITY OF BERGEN COUNTY
ONE BERGEN COUNTY PLAZA, FL 2
HACKENSACK, NEW JERSEY**

RESOLUTION 2023 - 46

RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY AUTHORIZING A CONTRACT WITH AIR SYSTEMS MAINTENANCE, 718 JEFFERSON AVE, KENILWORTH, NJ 07033 FOR HVAC ROUTINE MAINTENANCE & REPAIR SERVICES ON “AS NEEDED”, AND WHEN NECESSARY, ALTERATION & REPLACEMENT OF EXISTING HVAC SYSTEMS.

WHEREAS, the Housing Authority of Bergen County (HABC) has a need for HVAC repairs, alterations and replacement on an as needed basis at all of the facilities owned or managed by the Housing Authority of Bergen County; and

WHEREAS, the HABC solicited and accepted sealed bids pursuant to established procedures for the above referenced services; and

WHEREAS, two bids were submitted and reviewed, both of which are available upon request; and

WHEREAS, Air Systems Maintenance was deemed to have submitted the lowest responsible and responsive bid; and

WHEREAS, Air Systems Maintenance is a qualified outfit and possess the prerequisite experience to provide services as required under the scope of work; and

WHEREAS, it is recommended that the contract for HVAC routine maintenance & repair services on “as needed”, and when necessary, alteration & replacement of existing HVAC systems on an as needed basis be awarded to **Air Systems Maintenance**. for a period of Two (2) years beginning October 1, 2023 and terminating September 30, 2025 with the option, at the sole discretion of the HABC, to extend the contract for One (1) additional year upon termination of the original contract term; and

WHEREAS, the Director of Finance has certified that sufficient funds are available in the budget to cover these services which shall be encumbered from the operating budget at such time as services are rendered, as allowed under N.J.A.C. 5:30-5(b)-2.

NOW, THEREFORE, BE IT RESOLVED, that the Commissioners of the Housing Authority of Bergen County do hereby authorize a contract with for **Air Systems Maintenance**. for a period of Two (2) years beginning October 1, 2023 and terminating September 30, 2025 with the option, at the sole discretion of the HABC, to extend the contract for One (1) additional year upon termination of the original contract term for HVAC routine maintenance & repair services on “as needed”, and when necessary, alteration & replacement of existing HVAC systems for properties owned and/or managed by the Housing Authority of Bergen County.

Resolution adopted as read on motion by Trustee Caminiti, Sr. seconded by Trustee English Rollieson.

Upon roll call the Ayes and Nays were as follows:

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Peter Caminiti, Sr.	✓			
Joanne English-Rollieson	✓			
Son Ki Min				✓
Daniel Ortega	✓			
Danielle Peterson	✓			
Harvey Sohmer	✓			

September 28, 2023
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DANIEL ORTEGA, CHAIRMAN


LYNN BARTLETT, EXECUTIVE DIRECTOR

**HOUSING AUTHORITY OF BERGEN COUNTY
ONE BERGEN COUNTY PLAZA, FL 2
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RESOLUTION 2023 - 47

RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT FOR SALE OF THE REAL PROPERTY KNOWN AS 1401 RAMAPO BRAE LANE, MAHWAH, NEW JERSEY 07430.

WHEREAS, the Housing Authority of Bergen County (HABC is the current owner of a certain Condominium located at 1401 Ramapo Brae Lane, Mahwah, NJ 07430; and

WHEREAS, the HABC desires to sell said Condominium to Hudnalda “Evelyne” Romage an income eligible applicant, for the mutually agreeable price of \$ 138,959.00; and

WHEREAS, Hudnaldo “Evelyne” Romage agrees to purchase the property for the aforementioned price.

NOW, THEREFORE, BE IT RESOLVED, that the Commissioners of the Housing Authority of Bergen County do hereby authorize Lynn Bartlett, the Executive Director to execute any and all documents necessary to sell the Condominium to Hudnalda “Evelyne” Romage for the price of \$138,959.00 and take any and all actions required to close and transfer title of the property to the buyer.

Resolution adopted as read on motion by Trustee Caminiti, Sr.
seconded by Trustee English Rollieson.

Upon roll call the Ayes and Nays were as follows:

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Peter Caminiti, Sr.	✓			
Joanne English-Rollieson	✓			
Son Ki Min				✓
Daniel Ortega	✓			
Danielle Peterson	✓			
Harvey Sohmer	✓			

September 28, 2023
DATE



DANIEL ORTEGA, CHAIRMAN



LYNN BARTLETT, EXECUTIVE DIRECTOR

**HOUSING AUTHORITY OF BERGEN COUNTY
ONE BERGEN COUNTY PLAZA, FL 2
HACKENSACK, NEW JERSEY**

RESOLUTION 2023 - 48

RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY AUTHORIZING A CONTRACT WITH ARCARI & IOVINO ARCHITECTS, 1 KATHERINE STREET, LITTLE FERRY, NJ 07643 FOR PROFESIONAL ARCHITECTURES AND ENGINEERING SERVICES FOR THE REPLACEMENT OF DECKS AND RETAINING WALLS LOCATED AT 1600 RAMAPO BRAE LANE, MAHWAH, NJ 07430.

WHEREAS, the Housing Authority of Bergen County (HABC) has a need to replace the existing decks and retaining walls located at 1600 Ramapo Brae Lane, Mahwah 07430; and

WHEREAS, the HABC accepted a proposal from Arcari & Iovino Architects, PC, an architect firm previously prequalified and appearing on the HABC’s list of qualified consultants to provide professional services to the HABC for the referenced work; and

WHEREAS, the proposal submitted in the amount of Fifteen Thousand Eight Hundred Dollars (\$15,800.00) including reimbursable expenses was evaluated and found in compliance with the Authority’s requirements, is reasonable and in the best interest of the HABC; and

WHEREAS, the Qualified Purchasing Agent confirms that the HABC continues to enjoy a favorable working relationship with this firm who possess the prerequisite experience to satisfactorily complete the referred services; and

WHEREAS, the Director of Finance has certified that sufficient funds are available in the budget to cover these services which shall be encumbered from the operating budget at such time as services are rendered, as allowed under N.J.A.C. 5:30-5(b)-2.

NOW, THEREFORE, BE IT RESOLVED, that the Commissioners of the Housing Authority of Bergen County do hereby authorize the Executive Director to execute a contract with Arcari & Iovino Architects PC to provide professional engineering services for the replacements of residential decks and the retaining walls throughout 1600 Ramapo Brae Lane, Mahwah, NJ 07430.

Resolution adopted as read on motion by Trustee Caminiti, Sr. seconded by Trustee English Rollieson.

Upon roll call the Ayes and Nays were as follows:

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Peter Caminiti, Sr.	✓			
Joanne English-Rollieson	✓			
Son Ki Min				✓
Daniel Ortega	✓			
Danielle Peterson	✓			
Harvey Sohmer	✓			

September 28, 2023
DATE


DANIEL ORTEGA, CHAIRMAN


LYNN BARTLETT, EXECUTIVE DIRECTOR

**HOUSING AUTHORITY OF BERGEN COUNTY
ONE BERGEN COUNTY PLAZA, FL 2
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RESOLUTION 2023 - 49

RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY AUTHORIZING THE EXECUTION OF A GRANT AGREEMENT WITH THE COUNTY OF BERGEN FOR THE PURPOSE OF USING COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS FOR THE UPGRADE OF ELEVATORS AT CARUCCI APARTMENTS LOCATED AT 281 STUYVESANT AVENUE, LYNDHURST, NJ 07071.

WHEREAS, the Housing Authority of Bergen County (HABC) wishes to enter into a grant agreement with the County of Bergen for the purpose of using One Hundred Thousand Dollars (\$100,000.00) in Community Development Block Grant program funds for the upgrade and improvement of two elevators at Carucci Apartments located at 281 Stuyvesant Avenue, Lyndhurst, NJ 07071; and

WHEREAS, the Commissioners of the Housing Authority of Bergen County hereby authorize the Executive Director to be a signatory to the aforesaid grant agreement; and

WHEREAS, the Commissioners of the Housing Authority of Bergen County hereby authorizes the Executive Director or the Director of Finance to sign all County vouchers submitted in connection with the aforesaid project.

NOW THEREFORE BE IT RESOLVED, that the Commissioner of the Housing Authority of Bergen County authorize the Executive Director to enter into a grant agreement with the County of Bergen for the purpose of using Community Development Block Grant program funds to upgrade the two elevators in Carucci Apartments located at 281 Stuyvesant Avenue, Lyndhurst, NJ 07071 and further recognize that the Housing Authority of Bergen County (HABC) is responsible to utilize said funds for the sole purpose of the project as described above, and liable for any funds not spent in accordance with the Grant Agreement; and that liability of Board members is in accordance with N.J.S.A. 2AL53A-7 et. seq.

Resolution adopted as read on motion by Trustee Caminiti, Sr. seconded by Trustee English Rolliesson.

Upon roll call the Ayes and Nays were as follows:

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Peter Caminiti, Sr.	✓			
Joanne English-Rolliesson	✓			
Son Ki Min				✓
Daniel Ortega	✓			
Danielle Peterson	✓			
Harvey Sohmer	✓			

September 28, 2023
DATE



DANIEL ORTEGA, CHAIRMAN



LYNN BARTLETT, EXECUTIVE DIRECTOR

**HOUSING AUTHORITY OF BERGEN COUNTY
ONE BERGEN COUNTY PLAZA, FL 2
HACKENSACK, NEW JERSEY**

RESOLUTION 2023 - 50

RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AMENDED SHARED SERVICE AGREEMENT THE COUNTY OF BERGEN FOR THE PURPOSE OF MANAGING THE EMERGENCY SINGLES SHLETER AND DROP-IN CENTER AT THE BERGEN COUNTY HOUSING, HEALTH AND HUMAN SERVICES CENTER, 120 SOUTH RIVER STREET, HACKENSACK, NJ 07601.

WHEREAS, Resolution 2020-24 authorized the Housing Authority of Bergen County, hereinafter referred to as “HABC”, to enter into a shared service agreement with the County of Bergen for the provision of managerial and administrative oversight of the Bergen County Housing Health and Human Services Center, hereinafter referred to as “the Center”; and

WHEREAS, the County of Bergen wishes to modify this agreement with the HABC to manage the emergency singles’ shelter and drop-in center at the Center; and

WHEREAS, the County of Bergen has re-allocated \$798,146.50 in both Social Services for the Homeless (SSH) and County funds for these additional services for the period of September 1, 2023 to December 31, 2024.

NOW, THEREFORE, BE IT RESOLVED, that the Commissioners of the Housing Authority of Bergen County do hereby authorize the Executive Director to execute a shared service agreement with the County of Bergen to manage the emergency singles’ shelter and drop-in center at the Bergen County Housing, Health and Human Services Center located at 120 South River Street, Hackensack, from September 1, 2023 through December 31, 2024.

Resolution adopted as read on motion by Commissioner Caminiti, Sr.

seconded by Commissioner English Rollieson.

Upon roll call the Ayes and Nays were as follows:

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Peter Caminiti, Sr.	✓			
Joanne English-Rollieson	✓			
Son Ki Min				✓
Daniel Ortega	✓			
Danielle Peterson	✓			
Harvey Sohmer	✓			

September 28, 2023
DATE



DANIEL ORTEGA, CHAIRMAN



LYNN BARTLETT, EXECUTIVE DIRECTOR

**HOUSING AUTHORITY OF BERGEN COUNTY
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RESOLUTION 2023-51

RESOLUTION BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF BERGEN COUNTY, HEREIN AFTER REFERRED TO AS “HABC”, AUTHORIZING A AGREEMENT WITH THE HOUSING DEVELOPMENT CORPORATION OF BERGEN COUNTY, HEREIN IN AFTER REFERRED TO AS “HDC”, TO PROVIDE PROPERTY MANAGEMENT SERVICES FOR HDC OWNED PROPERTIES THROUGHOUT BERGEN COUNTY.

WHEREAS, the HABC Board of Commissioners approved Resolutions 2022-11 and 2022-12 authorizing amendments to the HDC By Laws and HDC Certificate of Incorporation, respectively; and

WHEREAS, pursuant to these aforementioned amendments the HDC requires property management services for certain HDC owned properties located throughout Bergen County (the “Properties”); and

WHEREAS, the Authority has historically provided these services, the aforementioned amendments require the HDC to contract for the continued provision of these services for the Properties, for the mutually served purposes of providing and creating affordable housing; and

WHEREAS, the continued affiliation of both entities pursuant to the aforementioned authorized amendments does not require public solicitation.

NOW, THEREFORE, BE IT RESOLVED, that the Commissioners of the Housing Authority of Bergen County do hereby authorize execution of a Property Management Agreement with the Housing Development Corporation of Bergen County for the provision of Property Management services for properties owned by the Housing Development Corporation of Bergen County throughout Bergen County.

Resolution adopted as read on motion by Commissioner Caminiti, Sr. seconded by Commissioner English Rollieson.

Upon roll call the Ayes and Nays were as follows:

COMMISSIONERS	AYES	NAYS	ABSTAIN	ABSENT
Peter Caminiti, Sr.	✓			
Joanne English-Rollieson	✓			
Son Ki Min				✓
Daniel Ortega	✓			
Danielle Peterson	✓			
Harvey Sohmer	✓			

September 28, 2023
DATE



DANIEL ORTEGA, CHAIRMAN



LYNN BARTLETT, EXECUTIVE DIRECTOR